



MINUTES OF THE REGULAR COUNCIL MEETING HELD FEBRUARY 4, 2019

The meeting was called to order at 7:00 PM at Le Roy City Hall, 207 S. East Street by Mayor Dean with all council members present at roll call except Greg Steffen and Hilary Neal.

Staff members present were Chief Williamson, Dean Buhrke, Dustin Whalen, Ed Allen, Treasurer Brad Frankovich, Dave Jenkins and Vicki Moreland.

Included on the consent agenda were meeting minutes from January 7, 2019, Invoices from January 21, 2019 in the amount of \$185,748.28, invoices from February 4, 2019 in the amount of \$36,887.73, payroll expenses from January 18, 2019 in the amount of \$52,125.47 and payroll expenses from February 1, 2019 in the amount of \$43,839.71. Motion was made by Kyle and seconded by Glenn for approval of the consent agenda. Roll call: Dawn Hanafin-abstain, Rick Kline-yes, Kyle Merkle-yes, Brad Poindexter-yes, Glenn Reinhart-yes, Ron Legner-yes. Motion carried 5 yeas, 0 nays, 1 abstain.

Motion was made by Dawn and seconded by Brad for approval of the Personnel Committee Minutes from January 7, 2019. Roll call of committee members: Dawn Hanafin-yes, Glenn Reinhart-yes, Brad Poindexter-yes. Motion carried 3 yeas, 0 nays.

Motion was made by Kyle and seconded by Rick for approval of the Economic Development Committee Meeting Minutes from December 17, 2018. Roll call of committee members: Rick Kline-yes, Kyle Merkle-yes, Brad Poindexter-yes. Motion carried 3 yeas, 0 nays.

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In staff reports Dave informed the council that, weather permitting, the property at 607 N. Allen would be taken down this week. He also informed the council that the part-time and overtime budget was taking a hit due to the recent snow storms. He also received the ratings back from Standard & Poor and encouraged council to email him with any questions they have regarding the rating.

Motion was made by Dawn and seconded by Ron for approval of the quote from Striegel Knobloch, LLC to complete the City of Le Roy annual audit services for the year ending April 30, 2019 at the “not-to-exceed” price of \$13,850. Roll call: Dawn Hanafin-yes, Rick Kline-yes, Kyle Merkle-yes, Brad Poindexter-yes, Glenn Reinhart-yes, Ron Legner-yes. Motion carried 6 yeas, 0 nays.

Motion was made by Glenn and seconded by Kyle for approval of the quote from Chastain & Associates, LLC for the scope of services as described within the “Agreement for Professional Services” (see attached) dated January 14, 2019 for \$3,000 (Est. Time & Material). Roll call: Dawn Hanafin-yes, Rick Kline-yes, Kyle Merkle-yes, Brad Poindexter-yes, Glenn Reinhart-yes, Ron Legner-abstain. Motion carried 5 yeas, 0 nays, 1 abstain. Dave stated that the property at 607 N Allen that is currently in the process of demolition may be a possible water well location, in which case would nullify the need for the North Hemlock and West School Street land agreement portion.

Ordinance No. 19-02-01-60, An Ordinance Modifying The Pay Schedule For Elected Officials, Officers, And Employees Of The City Of Le Roy, McLean County, Illinois was passed on a motion made by Dawn and seconded by Kyle. Roll call: Dawn Hanafin-yes, Rick Kline-yes, Kyle

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Merkle-yes, Brad Poindexter-yes, Glenn Reinhart-yes, Ron Legner-yes.
Motion carried 6 yeas, 0 nays.

In Old and New Business Brad stated that he would like for the department heads to attend the first meeting of the month to report on what is going on in their department or send a report if they were unable to attend.

Mayor Dean informed the council that he and Dave spoke with Senator Rose regarding the nursing home funding issue and the Mayor had contacted Representative Caulkin regarding the same matter.

Motion was made by Rick and seconded by Brad to enter executive session at 7:20 PM under section **5 ILCS 120/2 (c) (1)** The appointment, employment, compensation, discipline, performance or dismissal of specific employees or legal council for the public body. Roll call: Dawn Hanafin-yes, Rick Kline-yes, Kyle Merkle-yes, Brad Poindexter-yes, Glenn Reinhart-yes, Ron Legner-yes. Motion carried 6 yeas, 0 nays.

Council agreed to end Executive Session and re-enter regular session at 7:59 PM.

Motion to adjourn the regular council meeting at 8:00 PM was made by Kyle and seconded by Brad. Roll call: Dawn Hanafin-yes, Rick Kline-yes, Kyle Merkle-yes, Brad Poindexter-yes, Glenn Reinhart-yes, Ron Legner-yes. Motion carried 6 yeas, 0 nays.



Vicki Moreland

City Clerk,

City of Le Roy



January 14, 2019

Mr. David Jenkins
City Administrator
City of Le Roy, IL
207 S. East Street
Le Roy, IL 61752

**RE: City of Le Roy
New Water Well Option Agreement**

Dear Mr. Jenkins:

Thank you for the opportunity to meet with you regarding the development of a new water well for Le Roy, and the engineering services Chastain & Associates LLC can offer to assist the City.

As a first step, we recommend that the City pursue an option agreement with prospective property owners for locations of a new municipal well. Previous discussions have indicated GJ Miller (Parcel Identification Number 3017451001) would consider entering into an agreement with the City. This parcel is located on the northwest side of the City at the intersection of North Hemlock and West School Streets. Existing Well #6 is adjacent to this parcel.

An option agreement will give the City the opportunity to obtain a lease or easement from the property owner, and to perform a test bore hole with split spoon samples to verify the presence and depth of sand and gravel formations in the aquifer. Should the test bore hole confirm the potential to support a well, the City and property Owner would move forward with the agreement terms. Attached is a sample option agreement modified from a prior community well project. Details would be modified to fit the property ownership as agreed by the Owner and City. Fees associated with preparing and coordinating an option agreement with the City and property Owner as indicated above are estimated to be \$3,000.

Once the option agreement is executed, we can focus on performing a test hole for a new well. Those fees shall be determined as we move forward.

We appreciate the opportunity to work with Le Roy. If the terms of our services are acceptable, please execute the attached Engineering Services Agreements for our work and return one copy to us.

Sincerely,

A handwritten signature in black ink, appearing to read "M.A. Bingham".

Mark A. Bingham, P.E.
Enclosures

AGREEMENT FOR PROFESSIONAL SERVICES

TITLE _____

CHASTAIN & ASSOCIATES LLC

BY *James R. [Signature]* MEMBER

BY _____ MEMBER

DATE 1/14/19

BY _____ MEMBER

Mailing Address: 5 N. Country Club Rd., Decatur, IL 62521

AGREEMENT FOR PROFESSIONAL SERVICES

PROJECT DATA - DATE OF AGREEMENT: 01/14/2018 JOB NO.: TBD
PROJECT NAME: Le Roy Water Well
START DATE: 01/21/2019 ESTIMATED COMPLETION DATE: N/A
LOCATION: City of Le Roy, IL
CLIENT: City of Le Roy
CLIENT CONTACT: Mr. Dave Jenkins
BILLING ADDRESS: 207 S. East Street, Le Roy, IL 61752
CLIENT PHONE #: 309-962-3031

SCOPE OF SERVICES-

1. Review plats, legal descriptions and deeds for uniformity;
2. Review comparable sales of local parcels for use in establishing offering price for lease or easement;
3. Prepare draft option agreement between landowner and City;
4. Prepare and send offer letter for the parcel based upon the comparable sales and City direction;
5. Schedule and attend up to two (2) meetings for parcel negotiation, additional meetings will be performed on a time and material basis.
6. Record necessary plats;
7. Reimbursable expenses associated with the above services including title policies, recording fees and mileage have been included in the estimated cost below.

The following professional services are not included, and hereby excluded from, this proposal. This list is for information only and not considered complete.

1. Relocation, survey, bank appraisal, and appraisal review services
2. Eminent Domain / Condemnation services
3. Test well borings, analysis for new well, environmental testing for contaminated soils (by separate contract after landowner option agreement executed)
4. New well design, specifications, and bidding (by separate contract after landowner option agreement executed)

FEE BASIS - Lump Sum Amount
 Estimated Cost (figured on time and materials basis)
 1 Parcels Total;
 TOTAL ESTIMATED COST = \$3,000

CONDITIONS - THE CONDITIONS UNDER WHICH THE ABOVE STATED SERVICES ARE BEING PROVIDED ARE SET OUT ON THE ATTACHED PAGE TITLED "TERMS AND CONDITIONS" AND ARE INCORPORATED HEREIN BY REFERENCE. THE ABOVE INFORMATION IS A SUMMARY OF OUR AGREEMENT FOR PERFORMANCE OF THE WORK DESCRIBED. PLEASE INDICATE YOUR APPROVAL AND ACCEPTANCE OF THIS CONTRACT BY HAVING AN AUTHORIZED PERSON SIGN BELOW.

ACCEPTANCE - THE UNDERSIGNED HEREBY STATES THAT HE/SHE IS THE OWNER OR DULY AUTHORIZED AGENT OF THE OWNER, UNDERSTANDS AND AGREES TO THE TERMS AND CONDITIONS AS STATED FOR THIS PROJECT AND DIRECTS THE CONSULTANT TO PROCEED WITH THE WORK AS SHOWN ABOVE AS "SCOPE OF SERVICES" AND WILL COMPENSATE THE CONSULTANT IN ACCORDANCE WITH THE FEE BASIS.

DATE _____ OWNER _____
BY _____